



Offering Memorandum
Walgreens
639 E 18th Street
Paterson, NJ 07501



Oxford Property Group
SAWYER CAPITAL PARTNERS
Investment Real Estate Advisors
sawyercap.com

Pricing

Walgreens

639 E 18th Street

Paterson, NJ 07501

Listing Price **\$5,840,000**

Cap Rate **6.25**

Annual Base Rent NNN	\$365,000
Annual Environmental Monitoring	\$6,000
Income minus expense	\$359,000
*Reimbursements	\$6,000
NOI	\$365,000

*Environmental Remediation Escrow fund.

The Oxford Property Group is pleased to present this North New Jersey Walgreens located on a signalized corner in the heart of Paterson NJ.

The Lease is Absolute Net with no landlord responsibilities. Walgreens has just extended to a new 10 year base term, with (8) 5 year options and 5% rent increases at each 10 year anniversary.

This location is open 24 hours and includes a drive thru. Store sales are exceptional and significantly exceed national averages. The nearest Walgreens is 2 miles away and less than 5 years old which speaks to the low risk of consolidation.



Lease Terms	
Commencement Date	September 1, 2020
Firm Lease Term Expiration	August 31, 2030
Next Cancellation Option	February 28, 2030
Option Rent Increase	5% every 10 years
Option Rent Commencement	September 1, 2030
Lease Options	(8) 5 Year options
Lease Expiration	August 31, 2070

The information provided in this Offering Memorandum is for informational purposes only and deemed to be from reliable sources. Neither Oxford Property Group or The Sawyer Realty Group are liable for the accuracy contained herein. All interested parties shall be responsible for doing their own due diligence before moving forward on an acquisition.

Property Description

Walgreens

639 E 18th Street

Paterson, NJ 07501

Address 639 E 18th Street
Paterson, NJ , 07501

Property Type Retail

Type of Ownership Fee Simple

Rentable Sqft. 17280

Zoning Commercial 4A Bus -1

Parking 80

Parking Ratio 5 per 1000

Year Built 2000

Number of Floors 1

Foundation Block

Parking Surface Asphalt

HVAC Gas and Electric

Plumbing City

Walls Sheetrock

Ceilings Suspended

Floor Covering Tile



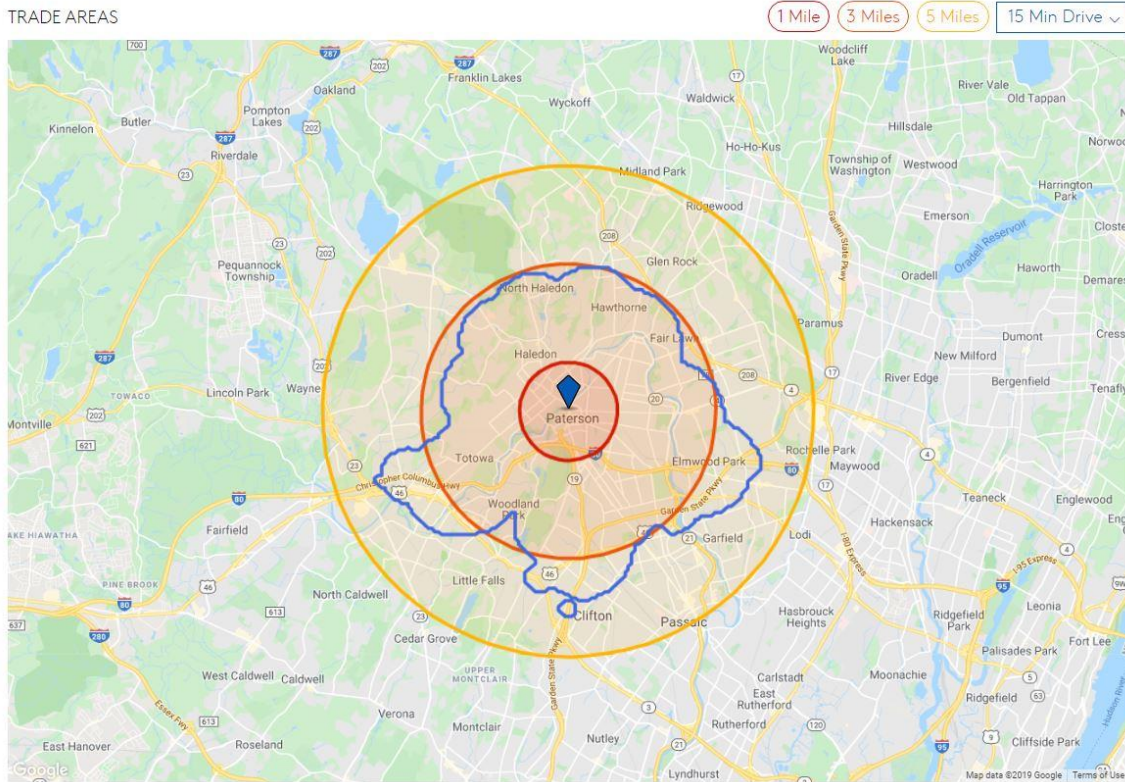
Demographics

Walgreens

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TRADE AREAS



	1 MILE	3 MILE	5 MILE
Total Population	64,111	252,274	520,676
2010 Population	62,720	250,549	517,836
2024 Population	64,268	252,422	521,611
Employees	22,389	89,322	218,008
Total Businesses	2,177	9,417	22,094
Average Household Income	\$42,896	\$76,631	\$93,116
Median Household Income	\$30,446	\$56,264	\$68,162
Total Consumer Spending	\$326.52M	\$1.9B	\$4.6B
Median Age	32.7	36.3	37.5
Households	19,536	82,160	175,168
Percent College Degree or Above	5%	12%	17%
Average Housing Unit Value	\$251,595	\$356,603	\$434,730

Demographics

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DEMOGRAPHICS

1 mile ▼



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
Main St	College Blvd, N	43,051	2013	0.06 mi
W Broadway	Main St, SE	31,109	2013	0.06 mi
Memorial Dr	W Broadway, SW	18,459	2018	0.13 mi
Memorial Dr	Main St, E	14,743	2017	0.13 mi
Curtis Pl	Ellison St, S	9,135	2018	0.13 mi

COMMUTER RAIL

Paterson Commuter Rail (Main/Port Jervis Line)	10 min walk	0.5 mi
Hawthorne Commuter Rail (Main/Port Jervis Line)	5 min drive	2.4 mi

AIRPORT

Newark Liberty International Airport	35 min drive	19.7 mi
La Guardia Airport	35 min drive	24.3 mi
Westchester County Airport	55 min drive	43.0 mi

WALK SCORE ®

98
Walker's Paradise

TRANSIT SCORE ®

63
Good Transit

Property Photos
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